



Meadow Pointe II CDD

April 6, 2022

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Tab 12

**Meadow Pointe II
Community Development District**

April 6, 2022

AGENDA PACKAGE

Communications Media Technology Via Zoom:

<https://us02web.zoom.us/j/89270440797?pwd=MHNkMWN2SGpudTNYNE1ZcERBeFM0QT09>

Meeting ID: 892 7044 0797

Passcode: 123456

Call In #: 1-929-205-6099

Meadow Pointe II Community Development District

Inframark, Infrastructure Management Services

210 North University Drive Suite 702, Coral Springs, Florida 33071

Phone: 954-603-0033 Fax: 954-345-1292

March 30, 2022

Board of Supervisors
Meadow Pointe II
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District followed by a workshop will be held **Wednesday, April 6, 2022**, at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida, and via Zoom Video Communications. Following is the agenda for the meeting and following workshop:

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance/Moment of Silence for our Fallen Service Members and First Responders**
- 4. Additions or Corrections to the Agenda**
- 5. Audience Comments (Comments will be limited to three minutes.)**
- 6. Non-Staff Reports**
 - A. Residents Council
 - B. Government/Community Updates
- 7. Consent Agenda**
 - A. Deed Restrictions/DRVC
- 8. Reports**
 - A. Architectural Review
 - B. District Counsel
 - C. District Engineer
 - D. Operations Manager
- 9. Approval/Disapproval/Discussion**
- 10. Audience Comments (Comments will be limited to three minutes.)**
- 11. Supervisor Comments**
- 12. Adjourn the Regular Meeting and Proceed to a Workshop**

Meadow Point II C.D.D.
March 30, 2022
Page Two

Board Workshop
Agenda Items for Board Discussion
(No Motions/Votes Accepted. Board Discussions Only)

- 1. Call to Order**
- 2. Items for Discussion**
- 3. Adjournment**

Only items contained in the regular meeting will be voted on. A motion and a second must be made prior to any discussion. Each Supervisor will be given two minutes to make remarks; a second two-minute round will be given for rebuttal; after which a vote on the motion will be made. If there is not a second, the motion will die and no further discussion will be had.

Items listed for discussion during the workshop will be brought to the floor by the Chairperson and each Supervisor will have three minutes to discuss the issue, a second two-minute round will be given for rebuttal; after which a vote will be taken only for the purpose of determining whether or not the issue has support to proceed to the floor under New Business at the next full staff meeting. If there is not sufficient support for the issue, it will be tabled until a later discussion can be had. Only items on the agenda will be discussed and there will be no additional New Business.

Sincerely,

Robert Nanni

Robert Nanni
District Manager

Tab 13

4/6/2022

Case #	Village	St. #	Street Name	Violation	DR #	Notes
2022-58	Morningside	29918	Morningmist Dr	DW/MB dirty - complaint Clean fence/MB/DW; trim landscaping around MB post	14, 18	Photos taken 3.21.22
2022-59	Morningside	29923	Morningmist Dr	Weeds in DW, dirty DW - complaint Edge lawn, trim all landscaping; dirty DW/house; remove weeds from DW	14	Photos taken 3.21.22
2022-60	Morningside	29942	Morningmist Dr	Dirty DW/MB - complaint	N/A	Photos taken 3.21 & 3.23 - in compliance
2022-61	Morningside	30036	Morningmist Dr	Dirty DW/MB - complaint Water/treat grass at right side of DW to restore lawn; clean MB/DW/planting bed bricks	14, 18	Photos taken 3.22.22
2022-62	Morningside	29540	Morwen Pl	Trash bins in sight of street; yard maintenance; dirty, DW/MB/fence/chimney - complaint Remove weeds from planting bed on side of home; clean chimney/fence/MB, paint post	10, 14, 18	Photos taken 3.21.22 spoke with resident 3.22.22, has been working on house since she moved in
2022-63	Morningside	30009	Morningmist Dr	Parking on yard - complaint Clean DW/fence/MB, repair & repaint post; treat/water grass on left side of DW to restore lawn	6	Original complaint 2/15/22 - photos taken 3.21.22
2022-64	Morningside	30009	Morningmist Dr	Parking on yard - complaint	N/A	2nd complaint 2/17/22 2022-63
2022-65	Morningside	29540	Morwen Pl	Dirty fence, grass unkempt - complaint	N/A	2nd complaint 3/21/22 2022-62
2022-66	Wrencrest	1950	Blanchard Ct	Grass exceptionally high - complaint Dirty house, driveway/walkway; trim palm trees	14	Photo taken 3.28.22
2022-67	Morningside	1746	Golden Dawn Pl	Dirty MB; yard maintenance - complaint Dirty mailbox	18	Photo taken 3.30.22
2022-68	Morningside	1747	Golden Dawn Pl	BB hoops in yard; yard maintenance; Dirty DW/MB - complaint Dirty DW; Treat/water lawn on left side of DW; MB post to be repaired/replaced, remove weeds at base of MB post	14, 18	Photo taken 3.30.22 No basketball hoop in sight

4/6/2022

Case #	Village	St. #	Street Name	Violation	DR #	Notes
2022-69	Morningside	1751	Golden Dawn Pl	Christmas lights still up - complaint	N/A	CDD meeting 3.15.17, board stated Christmas lights on a home after the holidays is not a deed restriction
2022-70	Morningside	1807	Golden Dawn Pl	Dirty MB - complaint Dirty fence	14	Photo taken 3.30.22
2022-71	Morningside	1810	Golden Dawn Pl	Dirty MB - complaint Remove weeds from expansion joints in driveway	14	Photo taken 3.30.22
2022-72	Morningside	1813	Golden Dawn Pl	Dirty DW/MB; yard maintenance - complaint Dirty DW/Fence/MB, paint post; remove weeds from all planting beds ; mow/edge lawn	14, 18	Photos taken 3.30.22 <i>Paint application on ARC log for 4.6.22 Meeting</i>
2022-73	Morningside	1819	Golden Dawn Pl	Broken BB hoop on side of house; yard maintenance; Dirty DW; <i>every trash day pails are not covered/sealed and get knocked down by animals and blows up and down the street</i> - complaint Dirty DW/MB, post to be repaired/repainted, replace missing address numbers on MB	14, 18	Photos taken 3.30.22

4/6/2022

Case #	Village	St. #	Street Name	Violation	DR #	1st Letter Sent	Fine Amount per day	Suspend Privileges	Suspend Remotes
2022-18	Morningside	29624	Morningmist Dr	Dirty MB, post needs to be painted; Dirty house/fence/DW/WW/planting bed bricks	14,18	2/18/2022	\$50	Yes	N/A
2022-23	Morningside	29734	Morningmist Dr	Dirty MB & post; trash can in sight; trim dead palm fronds, ground/remove tree stump	10, 14,18	2/18/2022	\$75	Yes	N/A
2022-25	Morningside	29751	Morningmist Dr	Dirty DW/house, remove weeds from planting beds & around house; repaint mailbox post & fix address numbers,	14,18	2/18/2022	\$50	Yes	N/A
2022-27	Wrencrest	30700	Tremont Dr	Dirty house/DW; remove weeds from planting beds; MB post needs to be painted	14,18	2/18/2022	\$50	Yes	Yes

Tab 14

ARCHITECTURE REVIEW APPLICATIONS LOG						As of	4/6/2022				
CASE #	VILLAGE	ST. #	ST. NAME	TYPE OF REQUEST (Brief Description)	Scheme #	Primary	Trim	Door	Garage	PRE APPROVAL ARC RECOMMENDA TION	NOTES
2022-27	Morningside	29535	Morningmist Dr	Paint House with front door variation	69	Captivating Cream SW 6659	Jute Brown SW 6096	* Basque Green SW 6426	Captivating Cream SW 6659		Door color is from scheme 26; if not approved, they will use the approved door color - see below
	Morningside	29535	Morningmist Dr	Paint House -	69	Captivating Cream SW 6659	Jute Brown SW 6096	Caribbean Coral SW 2854	Captivating Cream SW 6659	Approve	Approved scheme colors
2022-28	Deer Run	29431	Allegro Dr	Roof Replacement	GAF Dimensional Shingles	Barkwood				Approve	Color approved in all villages
2022-29	Morningside	1813	Golden Dawn Pl	Paint House -	138	Stone Lion SW 7507	Windfresh White SW 7628	Roycroft Copper Red SW 2839	Stone Lion SW 7507	Approve	
2022-30	Wrencrest	30917	Burleigh Dr	Paint House	118	Summit Gray SW 7669	Extra White SW 7006	Greenblack SW 6994	Summit Gray SW 7669	Approve	
2022-31	Colehaven	1443	O'Bear Ct	Paint House	115	Golden Fleece SW 6388	Napery SW 6386	Fired Brick SW 6335	Golden Fleece SW 6388	Approve	
2022-32	Iverson	1415	Baythorn Dr	Paint House	New SW Scheme	Wool Skein SW 6148	Alabaster SW 7008	Retreat SW 6207	Wool Skein SW 6148	Approve	
2022-33	Morningside	29541	Morwen Pl	Paint House	135	Perfect Greige SW 6073	Pure White SW 7005	* Sealskin SW 7675	Perfect Greige SW 6073		Door color is from scheme 151

		29541	Morwen Pl	Paint House - w/door variation	135	Perfect Greige SW 6073	Pure White SW 7005	Naval SW 6244	Perfect Greige SW 6073	Approve	
2022-34	Wrencrest	30708	Nickerson Lp	Screen Enclosure - in Bronze, 21.9' X 40' - charcoal screen. Not to exceed height or width of home						Approve	

Tab 15

Engineer's Report

Dvorak, Robert <RDvorak@jmt.com>

Mon 4/4/2022 3:59 PM

To: Jamie Childers <jchilders@mpiicdd.org>; Nicole Darner <nicoledarner@mpiicdd.org>; John Picarelli <johnpicarelli@mpiicdd.org>; Dana Sanchez <danasanchez@mpiicdd.org>

Cc: Sheila Diaz <sheila.diaz@mpiicdd.org>; Nanni, Bob <bob.nanni@inframark.com>

Everyone: There isn't much to update for this weeks meeting so I've kept everything within this email.

- The letters notifying the bidders on the sidewalk project went out shortly after the last meeting and no protests were received. And it is my understanding that Andy and David are working on finalizing the contract.
- Rick is recovering from his foot surgery and is supposed to be mobile again soon. As soon as he is he'll identify a few ponds for bank restoration so that the concrete rip rap from sidewalk and curb demolition can be put to use.

Let me know if anyone has any questions or needs anything else.

Thanks Robert

Johnson, Mirmiran & Thompson, Inc.
An Employee Owned Company

Robert Dvorak, P.E.

P. (813) 314-0285

C. (727) 420-0804

rdvorak@jmt.com



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Thank You.

Tab 16

Sheila Diaz

Operations Manager/Maintenance Report

April 6, 2022



- Pond Maintenance Reports / attached
- Solitude Lake Management March 2022 Waterway Inspection Report / attached
- Mainscape Service Reports / attached
- OLM Landscape Inspection Report – April 2022 Landscape Inspection was held on Monday, 4/4, Mainscapes passed with a score of 92%. Points deducted for fire ants, woodline pruning and some carry overs from March's inspection/ attached.
- Landscape Renovations – Colehaven and Vermillion renovations complete
- Health Department Pool Inspection / unsatisfactory report. Few minor items including a new law requiring new drain covers-ordered from Triangle Pools who will install them and fill out the required documents. / attached
- Zoom Meetings – Complete IT to continue running the zoom meetings until staff is fully trained and zoom set up
- Quarterly Staff & Safety Meeting held on March 22nd, agenda & minutes / attached
- Meadow Pointe II April 2022 newsletter / attached
- TECO had to remove two fence sections on Wrencrest Drive when replacing the old switch box at the intersection with Burleigh Drive
- The flashing crosswalk signs have been installed and the beacons adjusted on Wrencrest Drive / completed
- A 45-foot section of the Lettingwell/Glenham dividing fence has been replaced
- Maintenance staff has begun fixing and adding 57 Stone to Wrencrest pond 17-3-1
- Maintenance staff has installed "No Trespassing" signs to both entrances of the culvert that runs under CLR near Clay Gully
- Maintenance staff has pressure washed the fences and walls on CLR
- Maintenance staff continues to clean storm drains and ponds throughout the district in an effort to keep the community clean.

- **Board Discussion/Updates**

- Sherwin Williams Paint Books
- District owned Trees –Paul Woods, OLM confirmed the suspected trees in tree lawn dead as reported by homeowners
- Possible solution to parking issue on District grass / attached
- Emailed signed addendum and contract to Waste Connections – waiting for response
- Lap pool – Site visit update from GAI Consultant Kevin Aust / attached

Tab 17

SOLITUDE

LAKE MANAGEMENT

CUSTOMER LAKE MANAGEMENT REPORT

CALL 800.432.4302 FOR SERVICE

Customer: Meadow Pointe II CMA

Account Number: 8079

Technician: Jason Diego

Date: 3/28/22 Time: 9:30

WORK PERFORMED

METHOD USED: B (Boat) BP (Backpack Sprayer) ☒ G (Gator) HC (Hand Cast)

SITE ID	67	68	91	83	84	85	86	88	89	90	94	92	107	54	55	56	57	66	64	65
Method Used	G																			
Treated Algae	X	X	X																	
Treated Cyanobacteria																				
Treated Submersed Weeds																				
Treated Grasses/Brush	X																			
Treated Floating Weeds																				
Treated Mosquitoes and/or Midges			X																	
Lake Dye																				
Site Inspection																				
WETLAND/PLAND																				
Spot Spraying																				
Physical weed removal																				
CARP PROGRAM																				
Carp Observed																				
Barriers Inspected																				

RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):

Restriction # of days

Restriction Type

GENERAL OBSERVATIONS OF THE WATER

WATER CLARITY ☐ All

1' 0" 2' 3', 4', >4'

WATER FLOW ☐ All

N (None) S (Slight) V (Visible)

WATER LEVEL ☐ All

H (High) N (Normal) L (Low)

GENERAL FIELD OBSERVATIONS

BENEFICIAL PLANTS

- ☒ Arrowhead
- ☒ Bacopa
- ☐ Blue Flag Iris
- ☐ Bulrush
- ☐ Other
- ☒ Chara
- ☐ Cordgrass
- ☐ Golden Canna
- ☐ Gulf Spikerush
- ☐ Lily
- ☐ Naiad
- ☒ Pickerelweed
- ☐ Soft Rush

FISH/WILDLIFE

- ☐ Bass
- ☒ Bream
- ☒ Catfish
- ☒ Gambusia
- ☒ Alligator
- ☐ Otter
- ☐ Snakes
- ☒ Turtles

BIRDS

- ☒ Anhinga
- ☐ Coots
- ☐ Cormorant
- ☐ Egrets
- ☒ Gallinules
- ☒ Herons
- ☐ Ibis
- ☐ Osprey

CONCERNS FOR FOLLOW-UP

- ☐ Recurring or excessive algae Lake # _____
- ☐ Persistent invasive weeds Lake # _____
- ☐ Fish/wildlife issues Lake # _____
- ☐ Low water clarity Lake # _____
- ☐ Bad Odors Lake # _____

Water Quality Assessment Recommended

Persistent problems may indicate an underlying water quality issue that current treatments will not correct. A laboratory assessment is recommended to determine the cause(s) and plan the best corrective actions. Please call 800-432-4302 for more information.

CALL 800.432.4302 FOR SERVICE

Account Number: 8019

Date: 3/18/22 Time: 9:00

METHOD USED: **B** (Boat) **BP** (Backpack Sprayer) **G** (Gator) **HC** (Hand Cast)

☐ Osprey

Persistent problems may indicate an underlying water quality issue that current treatments will not correct. A laboratory assessment is recommended to determine the cause(s) and plan the best corrective actions. **Please call 800-432-4302 for more information.**

Tab 18

SOLITUDE

LAKE MANAGEMENT



Meadow Pointe II Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 3/28/2022

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

Jason Diogo, Aquatic Biologist

Wesley Chapel Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

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Site: 36**Comments:**

Site looks good

No issues observed at the time of inspection.

Action Required:

Routine maintenance next visit

Target:

March, 2022



March, 2022

Site: 106**Comments:**

Site looks good

No Issues observed

Action Required:

Routine maintenance next visit

Target:

March, 2022



March, 2022

Site: 39**Comments:**

Normal growth observed

Site almost dry. Minor grass growth on freshly exposed banks.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



March, 2022



March, 2022

Site: 38**Comments:**

Site looks good
No issues observed.

Action Required:

Routine maintenance next visit

Target:

March, 2022



March, 2022

Site: 40**Comments:**

Site looks good
Water level extremely low. No
issues observed.

Action Required:

Routine maintenance next visit

Target:

March, 2022



March, 2022

Site: 104**Comments:**

Site looks good
Site continues to look good
following recent treatment for
submersed weeds and algae.

Action Required:

Routine maintenance next visit

Target:

March, 2022



March, 2022

Site: 105**Comments:**

Normal growth observed
Minor submersed Slender
Spikerush growth noted along the
bottom.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



March, 2022



March, 2022

Site: 37**Comments:**

Site looks good
No issues observed.

Action Required:

Routine maintenance next visit

Target:

March, 2022



March, 2022

Site: 28**Comments:**

Site looks good following a recent
treatment for heavy algae growth.

Action Required:

Routine maintenance next visit

Target:

March, 2022



March, 2022

Site: 30**Comments:**

Normal growth observed

Site contains fresh algae growth along the perimeter. Treatment will be applied during next maintenance.

Action Required:

Routine maintenance next visit

Target:

Surface algae



March, 2022



March, 2022

Site: 32**Comments:**

Normal growth observed

Site contains moderate algae growth in the windswept cove of the pond. Treatment will be applied during next maintenance.

Action Required:

Routine maintenance next visit

Target:

Surface algae



March, 2022



March, 2022

Site: 34**Comments:**

Site looks good

Site remains dry. No issues observed.

Action Required:

Routine maintenance next visit

Target:

March, 2022



March, 2022

Site: 33**Comments:**

Normal growth observed

Site contains algae buildup in the shallow littoral zone. Treatment will be applied during next maintenance. expect 7 days for results.

Action Required:**Target:****Site: 114****Comments:**

Normal growth observed

Site contains minor Duckweed along the perimeter(right). Expect results 7-10 days after the next scheduled treatment.

Action Required:

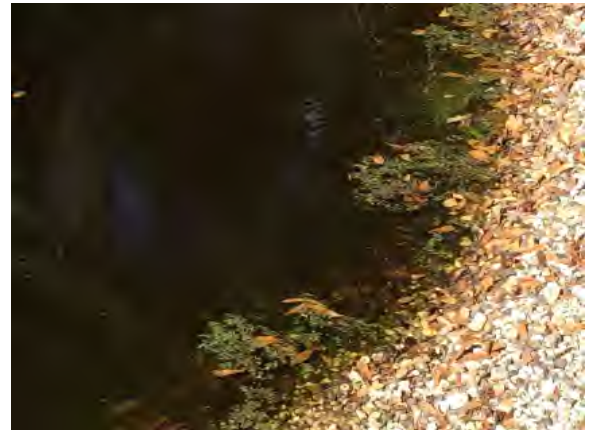
Routine maintenance next visit

Target:

Duckweed



March, 2022



March, 2022

Site: 31**Comments:**

Site looks good

No issues observed.

Action Required:

Routine maintenance next visit

Target:

March, 2022



March, 2022

Site: 27**Comments:**

Site looks good

Site remains in excellent condition.

Action Required:

Routine maintenance next visit

Target:

March, 2022



March, 2022

Site: 108**Comments:**

Site looks good

Water level very low. Site looks good following recent treatment for surface algae.

Action Required:

Routine maintenance next visit

Target:

March, 2022



March, 2022

Site: 26**Comments:**

Site looks good

No issues observed.

Action Required:

Routine maintenance next visit

Target:

March, 2022



March, 2022

Site: 42**Comments:**

Normal growth observed

Site contains small patches of algae developing along the perimeter. Treatment will be applied during next service.

Action Required:

Routine maintenance next visit

Target:

Surface algae



March, 2022



March, 2022

Management Summary

This month's inspection included all sites in the Charlesworth, Tullamore, Vermillion, Colehaven, and Sedgewick sub divisions.

Overall, the sites are looking good. Most of the algae present was in the Vermillion neighborhood, but the growth was less than usual. Vermillion typically has some of the most problematic algae sites due to their small shallow nature. We've been anticipating this growth as we move into the warmer months and applying treatments ahead of schedule to keep the growth to an absolute minimum.

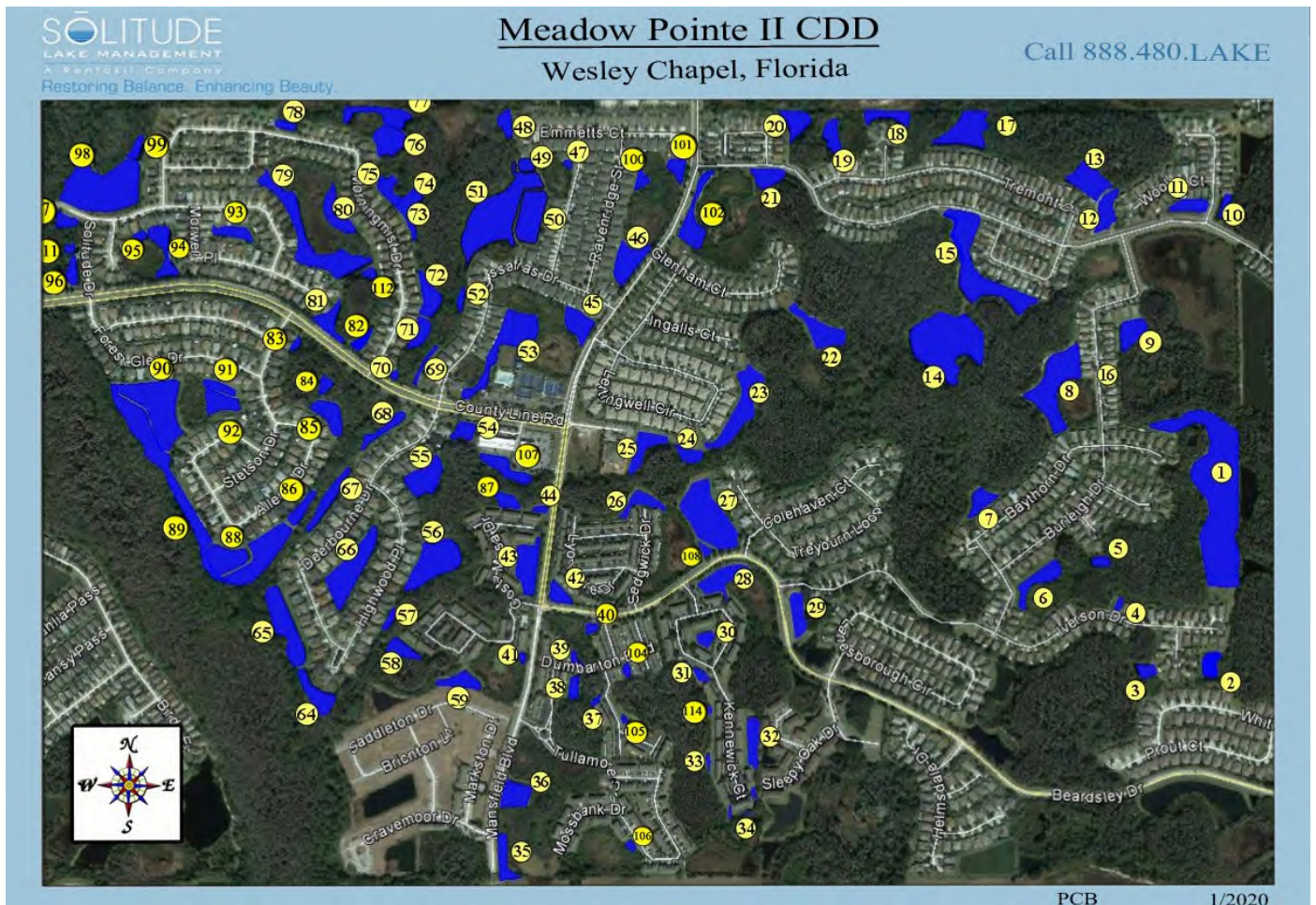
About half of the sites inspected had lower water levels. We should see them fill up a bit with some of the rain predicted in this month's forecast.

Feel free to reach out with any questions or concerns.

jason.diogo@solitudelake.com

Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
36	Site looks good		Routine maintenance next visit
106	Site looks good		Routine maintenance next visit
39	Normal growth observed	Shoreline weeds	Routine maintenance next visit
38	Site looks good		Routine maintenance next visit
40	Site looks good		Routine maintenance next visit
104	Site looks good		Routine maintenance next visit
105	Normal growth observed	Submersed vegetation	Routine maintenance next visit
37	Site looks good		Routine maintenance next visit
28			Routine maintenance next visit
30	Normal growth observed	Surface algae	Routine maintenance next visit
32	Normal growth observed	Surface algae	Routine maintenance next visit
34	Site looks good		Routine maintenance next visit
33	Normal growth observed		
114	Normal growth observed	Duckweed	Routine maintenance next visit
31	Site looks good		Routine maintenance next visit
27	Site looks good		Routine maintenance next visit
108	Site looks good		Routine maintenance next visit
26	Site looks good		Routine maintenance next visit
42	Normal growth observed	Surface algae	Routine maintenance next visit



Tab 19



Weekly Status Update

Meadow Pointe 2
Month of March 2022

Horticulture

Weekly Mowing

Week of 03/04/22	Week 1	By-Weekly mowing rotation Blvd/Club house	Complete
Week of 03/11/22	Week 2	By-Weekly mowing rotation - Retention Pond shrubbery cut back	In Progress
Week of 03/18/22	Week 3	By-Weekly mowing rotation Blvd/Club house	Complete
Week of 03/25/22	Week 4	By-Weekly mowing Ponds/Common Areas	Complete
Week of 04/1/22	Week 5	By-Weekly mowing Blvd/Club house	Scheduled

Pruning

Week of 03/04/22	Week 1	Mansfield Blvd. 1 (School) – Mansfield Blvd. 2 to CVS	Complete
Week of 03/11/22	Week 2	Mansfield Blvd. 2 (after CVS) -- Beardsley	Complete
Week of 03/18/22	Week 3	Beardsley -- County Line Rd.	Complete
Week of 03/25/22	Week 4	County Line Rd.	Scheduled
Week of 04/01/22	Week 5	Continue/finish any Retention Pond shrubbery cut back	Scheduled

Bed Care

Week of 03/04/22	Week 1	County Line Rd,	Complete
Week of 03/11/22	Week 2	County Line Rd. – Mansfield Blvd. 1	Complete
Week of 03/18/22	Week 3	Mansfield Blvd. 1 (School) – Mansfield Blvd. 2 (After CVS)	Complete
Week of 03/25/22	Week 4	Mansfield Blvd. 2 --- Beardsley	Scheduled
Week of 04/01/22	Week 5	Monitor property for debris and weeds	Scheduled

This Week's Horticulture Highlights:

- Had crew continue the pond cutbacks that needed to be finished with the help of Mike we identified the ones that needed a little extra push back so he can be able to get a gator around pond.
- Had a homeowner on Colehaven cut back the Ligustrum tree over hanging the wall and leave all the debris at the entrance. Crew stopped by and picked it all up.
- Had the bed care crew stop by club house to make sure we were good on weeds all around amenity.

[Type here]

We at Mainscape thrive on leaving our purpose partners with quality finished services at Meadow Pointe 2!!



The Week ahead in Horticulture:

- Continue monitoring for ant piles and raking them down once they have been treated and gone.
- Continue working on cutbacks around pond retention areas. (Have about 3 ponds left to complete)
- Monitor Tibouchina plants at Colehaven center island to make sure they do not decline.
- Complete the pond shrubbery cut backs.

NOTES

We continue communicating with Our vendor to get exact date for when we will be able to get Vincas. As of now we have been told that they will be installed in late April /early May.

Agronomy

Lawn Nutrient Applications

<i>Early Spring</i>	<i>March</i>	<i>Complete</i>
<i>Late Spring</i>	<i>June</i>	<i>Scheduled</i>
<i>Summer</i>	<i>August</i>	<i>Scheduled</i>
<i>Fall</i>	<i>September</i>	<i>Scheduled</i>
<i>Winter</i>	<i>November</i>	<i>Scheduled</i>

Tree and Shrub Nutrient Applications

<i>Early Spring</i>	<i>April</i>	<i>Scheduled</i>
<i>Late Spring</i>	<i>July</i>	<i>Scheduled</i>
<i>Fall</i>	<i>September</i>	<i>Scheduled</i>
<i>Winter</i>	<i>November (palms only)</i>	<i>Scheduled</i>

Agronomy Updates:

- An IPM visit was completed March 16th. During this visit we scouted for active insect pests and diseases as well as completed items from the OLM inspection report.

[Type here]

***We at Mainscape thrive on leaving our purpose partners with quality finished services at
Meadow Pointe 2!!***



- The early spring lawn nutrient application was completed on March 15th. This application includes a spot treatment for broadleaf turf weeds as well as sedge.
- The early spring tree and shrub nutrient application is scheduled to start on March 31st and will be completed on April 4th.

Irrigation

Monthly Inspection

<i>Week 1</i>	<i>3-4-2022</i>	<i>Wrencrest, Glenham, Lettingwell, Longleaf</i>	<i>Complete</i>
<i>Week 2</i>	<i>3-11-2022</i>	<i>Morningside #'s 1,2 and 3, Deer Run East and West</i>	<i>Complete</i>
<i>Week 3</i>	<i>3-18-2022</i>	<i>Clubhouse, Covina key, Charlesworth / Tullamore</i>	<i>Complete</i>
<i>Week 4</i>	<i>3-25-2022</i>	<i>Sedgwick, Vermillion, Colehaven / Iverson</i>	<i>Complete</i>

ET/Rainfall Update

<i>Et Last Week</i>	<i>Rainfall Last Week</i>
<i>1"</i>	<i>1/2"</i>

Irrigation Updates:

- Last week Inspections and repairs were completed at Covina Key, Sedgwick, Clubhouse, Morningside 1, 2, 3, Manor Isle, Deer Run E & West completing March Inspections and repairs. Begin April Inspections and repairs, we will be on site second week of April.

Additional Repairs:

- None at the moment.

Decoders/Solenoids

- None at the moment.

Mainlines

- None at the moment.

Valves

- None at the moment.

[Type here]

We at Mainscape thrive on leaving our purpose partners with quality finished services at Meadow Pointe 2!!



Wire/Controllers

- None at the moment.

Irrigation Enhancements

- None at the moment.

The Week Ahead in Irrigation...

- Begin April Inspections and repairs, we will be on site second week of April.

[Type here]

***We at Mainscape thrive on leaving our purpose partners with quality finished services at
Meadow Pointe 2!!***



Weekly Status Update

Meadow Pointe 2
Month of March 2022

Horticulture

Weekly Mowing

Week of 03/04/22	Week 1	By-Weekly mowing rotation Blvd/Club house	Complete
Week of 03/11/22	Week 2	By-Weekly mowing rotation - Retention Pond shrubbery cut back	In Progress
Week of 03/18/22	Week 3	By-Weekly mowing rotation Blvd/Club house	Complete
Week of 03/25/22	Week 4	By-Weekly mowing Ponds/Common Areas	Scheduled
Week of 04/1/22	Week 5	By-Weekly mowing Blvd/Club house	Scheduled

Pruning

Week of 03/04/22	Week 1	Mansfield Blvd. 1 (School) – Mansfield Blvd. 2 to CVS	Complete
Week of 03/11/22	Week 2	Mansfield Blvd. 2 (after CVS) -- Beardsley	Complete
Week of 03/18/22	Week 3	Beardsley -- County Line Rd.	In Progress
Week of 03/25/22	Week 4	County Line Rd.	Scheduled
Week of 04/01/22	Week 5	Continue/finish any Retention Pond shrubbery cut back	Scheduled

Bed Care

Week of 03/04/22	Week 1	County Line Rd,	Complete
Week of 03/11/22	Week 2	County Line Rd. – Mansfield Blvd. 1	Complete
Week of 03/18/22	Week 3	Mansfield Blvd. 1 (School) – Mansfield Blvd. 2 (After CVS)	In Progress
Week of 03/25/22	Week 4	Mansfield Blvd. 2 --- Beardsley	Scheduled
Week of 04/01/22	Week 5	Monitor property for debris and weeds	Scheduled

This Week's Horticulture Highlights:

- Drove around with Mike and looked at the rest of the ponds that needed cut backs
- Plants were installed at Colehaven- Some plant material (Tibouchina) looked like it was dug up by something but Mike covered it back up. Hibiscus 3 gallon that were installed in center Island looked like something started to make a snack of it.
- Crew picked leaves through out the boulevards.
- Plants that still needed planting from Vermillion enhancements were installed at the entrance of the club house.

[Type here]

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Meadow Pointe 2!!**



- Had a couple extra plants (Arboricola) left over so we installed them at the Vermillion entrance as well.

The Week ahead in Horticulture:

- Continue monitoring for ant piles and raking them down once they have been treated and gone.
- Continue working on cutbacks around pond retention areas.
- Continue Leaf removal on Beardsley

Agronomy

Lawn Nutrient Applications

<i>Early Spring</i>	<i>March</i>	<i>Complete</i>
<i>Late Spring</i>	<i>June</i>	<i>Scheduled</i>
<i>Summer</i>	<i>August</i>	<i>Scheduled</i>
<i>Fall</i>	<i>September</i>	<i>Scheduled</i>
<i>Winter</i>	<i>November</i>	<i>Scheduled</i>

Tree and Shrub Nutrient Applications

<i>Early Spring</i>	<i>April</i>	<i>Scheduled</i>
<i>Late Spring</i>	<i>July</i>	<i>Scheduled</i>
<i>Fall</i>	<i>September</i>	<i>Scheduled</i>
<i>Winter</i>	<i>November (palms only)</i>	<i>Scheduled</i>

Agronomy Updates:

- An IPM visit was completed March 16th. During this visit we scouted for active insect pests and diseases as well as completed items from the OLM inspection report.
- The early spring lawn nutrient application was completed on March 15th. This application includes a spot treatment for broadleaf turf weeds as well as sedge.

[Type here]

***We at Mainscape thrive on leaving our purpose partners with quality finished services at
Meadow Pointe 2!!***



Irrigation

Monthly Inspection

<i>Week 1</i>	<i>3-4-2022</i>	<i>Wrencrest, Glenham, Lettingwell, Longleaf</i>	<i>Complete</i>
<i>Week 2</i>	<i>3-11-2022</i>	<i>Morningside #'s 1,2 and 3, Deer Run East and West</i>	<i>Complete</i>
<i>Week 3</i>	<i>3-18-2022</i>	<i>Clubhouse, Covina key, Charlesworth / Tullamore</i>	<i>In Progress</i>
<i>Week 4</i>	<i>3-25-2022</i>	<i>Sedgwick, Vermillion, Colehaven / Iverson</i>	<i>In Progress</i>
<i>Week 5</i>	<i>04/01/22</i>		

ET/Rainfall Update

<i>Et Last Week</i>	<i>Rainfall Last Week</i>
<i>.1"</i>	<i>.0"</i>

Irrigation Updates:

- *Turned the irrigation back on Monday after it had to be shutdown due to temperatures being below 38 degrees. No inspections were completed last week. Planning on visiting next week to complete March Inspections.*

Additional Repairs:

- None at the moment.

Decoders/Solenoids

- None at the moment.

Mainlines

- None at the moment.

Valves

- None at the moment.

Wire/Controllers

- None at the moment.

Irrigation Enhancements

- None at the moment.

The Week Ahead in Irrigation...

- Continue on March Inspections and repairs.

[Type here]

We at Mainscape thrive on leaving our purpose partners with quality finished services at Meadow Pointe 2!!

Tab 20



MEADOW POINTE II

LANDSCAPE INSPECTION

April 4, 2022

ATTENDING:

SHEILA DIAZ – MEADOW POINTE II

MIKE LAVERTY – MEADOW POINTE II

JUNIOR ESTRADA – MAINSCAPE

PAUL WOODS – OLM, INC.

SCORE: 92.5%

**NEXT INSPECTION
MAY 2, 2022 AT 9:00 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 02/28/2022

MANSFIELD BOULEVARD

12. County Line Road intersection: Remove accumulation of sand in the turn lane with a shovel.
14. Rake down fire ant mounds once insects have been eradicated.

CATEGORY II: MAINTENANCE ITEMS

CLUBHOUSE

1. Prune and elevate low branches on parking lot trees. Remove Spanish Moss up to 15 feet from trees.
2. Play field behind the pool: I recommend applying a selective herbicide to control White Clover.
3. **Basketball court entrance: Rake down large fire ant mounds once insects have been eradicated.**
4. Remove dead Elaeagnus south of the basketball court.
5. Closely monitor discoloration in St. Augustine turf east of the tennis court, confirming no active fungus.
6. Between the Mansfield Blvd handrail and the playground: Prune back wood line extending over mowable areas along the north perimeter of the clubhouse.

MANSFIELD BOULEVARD

7. Along southbound lane: Remove sand and gravel along the curb line of the turn lane.
8. Longleaf entrance: Remove windfall and debris from beds.
9. Along Longleaf pond: Lightly hand prune Viburnum, pocket pruning to promote flush of new growth and improved screening from the roadway.
10. North end of the boulevard: Maintain Awabuki Viburnum hedgerow in a rounded form but low enough such that the top of the fence rail remains visible.

11. Wrencrest entrance center island: Groom freeze damage from Hawaiian Ti.
12. Wrencrest entrance: Replace 18 failed Loropetalum under warranty.
13. Lettingwell entrance: Reduce height of Dwarf Ixora by 1/3 after Easter to improve visibility of Sprengerii Fern. Allow plants to grow together into a common hedge; do not create cannonballs.
14. Along right-of-way south of County Line Road intersection: Control disease in turf.
15. At the small pond at the southeast corner of the County Line Road intersection adjacent to the old concrete storage area: Prune back wood line overgrowth. Reclaim the mowable area between the pond shore and the wood line.
16. Covina Key: Prune winter kill in Ixora back to green wood.
17. Covina Key keypad island: Groom spent foliage and flowers from Crinum Lily.
18. South end of the boulevard: Remove the fallen limb extending into the east side right-of-way south of Foxford Lane.

BEARDSLEY DRIVE

19. Beckenham Way gate: Remove dead Holly shrub.
20. Remove Spanish Moss up to 15 feet from trees.
21. Along the westbound sidewalk: Prune downward growth from Brazilian Pepper overhanging the sidewalk.
22. Vermillion frontage: Control disease in St. Augustine.
23. Colehaven village entrance: Replace 3 failed Tibouchina.
24. Colehaven, inside the gate island: Elevate the Oak tree.
25. Sedgwick gate front: Maintain Awabuki Viburnum in a consistent hedgerow.
26. Sedgwick: Remove windfall and debris.
27. Sedgwick exit side sidewalk: Prune back Brazilian Pepper striking the street sign.

COUNTY LINE ROAD

28. Control disease in turf.
29. I recommend a reduction prune in Gold Mound Duranta after the Easter holiday. This will also provide an opportunity to create a level, rounded hedgerow as the first step of a tiered landscape.

30. Morningside entrance: Monitor and control disease in turf.
31. West Morningside entrance: Rejuvenate prune Fakahatchee Grass along the wall front.
32. Rear of the Morningside west gate: Prune dead Crape Myrtle to ground level.
33. Across the lake shore berm: Prune dead stalks in Honeybell back to green wood.
34. Deer Run entrance: Control disease in Blue Daze. Apply liquid fertilizers to stimulate new growth.
35. Monitor flush of growth on Copperleaf, maintaining them in a vertical growth pattern. Do not allow them to overgrowth sidewalks.
36. Remove remaining dead Awabuki Viburnum.
37. Manor Isle village gate: Remove winter kill from Hawaiian Ti.
38. Manor Isle: Prune downward growing Elm tree limbs, maintaining a consistent undercanopy height across the gate frontage area.
39. Manor Isle, Highwood Place cul-de-sac: Remove heavy Oak leaf accumulations.

WRENCREST

40. Grenville Court cul-de-sac: Remove leaf accumulations.
41. Burleigh Drive/Wrencrest Drive intersection: Maintain an uninterrupted mow south on Burleigh Drive to the fire hydrant adjacent to 30948.

CATEGORY III: IMPROVEMENTS – PRICING

1. Provide a price to incorporate the street tree and common area District-wide tree planting into the maintenance scope of work. I recommend identifying the quantity of street trees and providing an annual maintenance cost to be incorporated as an addendum into the scope of work. These are juvenile trees with minimal needs at this point in time.
2. Sedgwick village entrance: Provide a price to remove Brazilian Pepper from both the entrance and exit side conservation buffer. This is not a formally landscaped area; however, Brazilian Pepper have rapidly overgrown Wax Myrtles.
3. Morningside: Provide a price to replace 12 foot multi stem Crape Myrtle once the color of the companion tree is known.

CATEGORY IV: NOTES TO OWNER

1. I would like to extend my gratitude to Sheila Diaz and wish her well. Thank you.

CATEGORY V: NOTES TO CONTRACTOR

- 1. Identify seasonal color beds at village entrances where Snapdragons are failing. Pull the beds and rake over. I strongly recommend contractor deliver spring Vinca seasonal color prior to the Easter holiday on April 17.**
2. Confirm scheduled palm pruning dates for the annual palm pruning.

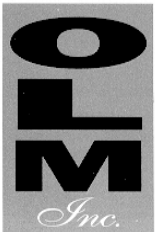
cc: Sheila Diaz Sheila.diaz@mpiicdd.org
John Picarelli johnpicarelli@mpiicdd.org
Nicole Darner nicoledarner@mpiicdd.org
Robert Signoretti robertsignoretti@mpiicdd.org
Jen Picarelli jen.picarelli@mpiicdd.org
Brandon Whaley bwhaley@mainscape.com
Andres Quijano aquijano@mainscape.com
Junior Estrada hestrada@mainscape.com
Walber Carvalho wcarvalho@mainscape.com
Zane Stoneman zstoneman@mainscape.com
Jay Arthurs jarthurs@mainscape.com
Elias "Josh" Avila eavila@mainscape.com

MEADOW POINTE II CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10	-10	Fire Ants
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-2	Woodline
CLEANLINESS	10		
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5	-1	12, 14, wood lines

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		By Easter
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		



Date: 4-4-2022 Score: 92.5 Performance Payment™ 100%

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____

Tab 21

STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
PUBLIC POOL AND BATHING PLACE
INSPECTION REPORT



1 of 2

Facility Information

RESULT: Unsatisfactory

Permit Number: 51-60-00418
Name of Facility: Meadow Pointe II IWF
Address: 30051 County Line Road
City, Zip: Wesley Chapel 33543

Correct By: by 8:00 AM
Re-Inspection Date: 4/23/2022

Type: Public Pool > 25000 Gallons
Owner: Meadow Pointe II CDD
Person In Charge: Meadow Pointe II CDD Phone: (813) 991-5016
PIC Email: sheila.diaz@mpicdd.org
Pool Operator: Triangle Pool Svcs. Phone: (727)531-0473

Inspection Information

Purpose: Routine
Inspection Date: 3/23/2022

Begin Time: 04:00 PM
End Time: 05:00 PM

Additional Information

22. Free Chlorine	5.0	VOLUME	100550
23. pH	7.2	POOL LOAD	56
24. Chlor. Stabilizer	0	FLOW RATE	280
33. Flowmeter	280	NIGHT SWIM	No
34. Thermometer		FILTER TYPE	DEV

Items checked are not in compliance with Chapter 386 or 514, Florida Statutes, or Chapter 64E-9 or 64E-10, Florida Administrative Code. These violations must be corrected by the date indicated to avoid closure, administrative fines, or other legal actions. Florida Building Code (FBC) violations are reported to the local building official, and depending upon risk severity, the Department of Health may close the pool or rescind the operating permit.

Violation Markings

POOL AREA	X 17. Rules Posted	32. Vacuum Cleaner-FBC
1. Water Clarity/Algae Control	18. Certification	33. Flowmeter
2. Deck/Walkways	SANITARY FACILITIES	34. Thermometer
3. Tile/Pool Finish	19. Supplies 64E-10, FAC	35. Pressure/Vacuum Gauge
4. Depth Markers-FBC	20. Clean 64E-10, FAC	36. Equip. Room
5. Handrail/Ladder-FBC	WATER QUALITY	37. Cross Connection
6. Step Markings-FBC	21. Approved Test Kit	38. Gas Chlorine Eq.-FBC
X 7. Suction Outlets-514.0315(1)	22. Free Chlor./Brom.	39. Waste Water - FBC
8. Gutter Grates/Skimmer-FBC	23. pH	40. D.E. Separator-FBC
9. Lighting	24. Chlor. Stabilizer	41. Other Equipment
10. No Dive Markings-FBC	25. Spa Requirements-ORP	42. Equip. Change-FBC
11. Diving Board-FBC	EQUIPMENT ROOM	43. Approved Chemicals
12. Pool Cover	26. Wading Pool-Quick Dump	44. Maintenance Log
13. Pool Side Shower-FBC	27. Water Level/Control	45. Inspection Posted
POOL SAFETY	28. Disinfection Feeder/Generator	46. Safety-514.0315(2)
14. Life Hook(s) w/Pole	29. pH Feeder	47. Fences/Gates- FBC
15. Life Ring(s) w/Rope	30. Chem. Container Label-FBC	48. Other
16. Safety Line	31. Filter / Pump	49. Other

NOTE: It is unlawful to modify a public pool or its equipment without prior approval from the local building department and submitting an application to DOH.

Inspector Signature:

Client Signature:

STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
PUBLIC POOL AND BATHING PLACE
INSPECTION REPORT



2 of 2

General Comments

Please correct violations and return attached corrective action form completed, along with pics of corrected violations Or Contact for reinspection.
Questions contact Angela.Midkiff@flhealth.gov

Must correct violations within 30 days.

Email Address(es): sheila.diaz@mpicdd.org

DOH Web Page For Pools: <http://www.floridahealth.gov/environmental-health/swimming-pools/index.html>

Violations Comments

Violation #7. Suction Outlets-514.0315(1)

Main drain cover has exceeded the manufacturer life expectancy (expired 12/31/2019); Must be replaced within 30 days.

CODE REFERENCE: Suction Outlet Covers. Section 514.0315(1), F.S.; 64E-9.008(3)(a) & (10)(c); 64E-9.017(1)(e) & (g). All suction outlet covers/ grates shall be maintained as properly secured, intact, tested, reported to DOH on Verification form DH4157, and in compliance with the national anti-entrapment standard cited in section 514.0315(1), F.S.

Violation #17. Rules Posted

Current rules posted do not have all verbiage and correct font size. No Diving must be 4" and add Maximum Depth of the pool which should be in 2".
Check for all other verbiage.

CODE REFERENCE: Rules Posted. 64E-9.004(4); 64E-9.008(6) & (13)(f). Signs shall be maintained legible from the pool deck as approved by the jurisdictional building department addressing: bathing load, pool operation time, no-diving, animals, glass, food/beverages, showering, swimming while ill, swallowing pool water, and additionally for spa pools: temperature, spa use time, minimum age, and vulnerable person caution.

Inspection Conducted By: Angela Midkiff (45662)
Inspector Contact Number: Work: (727) 484-3785 ex.
Print Client Name:
Date: 3/23/2022

Inspector Signature:

Client Signature:

Tab 22



Meadow Pointe II Staff Meeting Minutes

March 22, 2022 at 3:00 pm

In Attendance:

Sheila Diaz – Operations Manager
Michael Lavery
Jennifer Picarelli
Janine Esock
Kamal Sabah
Mauro Tovar
Sabrina Colby
Jose Flores
Samantha Marks
Earle McDonald
Owen Myers
Gustavo Lopes
RB Childers
Christina Harris
Ryan Couture

Theme: Summer Safety

Introduction of New Hires: Christina Harris and Ryan Couture

Office Staff:

- Read Daily Reports
- Check your email throughout shift
- Write detailed Daily Reports
- Include in your report any Pool/Court/Playground closures – Lightning Alerts
- Reception Desk Coverage – Check ID cards, coolers, walk the Property
- Ensure Vendors are using the sign in book when on property
- **Office Procedure Book/Guide to assist with Resident questions**
- Doorkeeping issues/Discussion
- Pool Rules, know and enforce them
- Check coolers / no alcohol on pool deck
- Fitness Center Usage – know and enforce Policies – Children under 15 are not permitted in the FC and 15-17 years must be accompanied by an adult. Check ID cards

Customer Service:

- Residents are our priority. Be polite, answer questions to the best of your ability.
- Assist Residents/do not tell them to come back during the week; refer to the Office Procedure book.
- Pull the file for every Resident interaction – ID card not working, new ID cards, Gate codes, remotes, new Lease, etc.

Reservations:

- Room Rentals – Completely fill out forms, sign and date them. Get a copy of Residents DL.
- Residents using Rental Rooms and BBQ are responsible to clean up after themselves including taking their trash out to the dumpster.
- Review of Procedures
- No alcohol on premises including pool deck

Maintenance:

- Make sure Lifeguard and Pool Sheds are kept clean and organized
- Garage maintenance
- Do not go on private Property
- Pick up advertising signs/no exceptions
- No loaning out MP II Property to Residents, cannot assist (i.e., changing tires, lending tools, etc.)
- Street light outages – how to report
- Trash Run schedules – discussion
- Chain in Parking lot

First Aid:

- Update list of supplies – Kitchen and Garage
- The AED Defibrillator is mounted on the wall in the Kitchen
- Proper use of eye wash station – Garage and Kitchen

Vehicle Safety:

- Check the vehicles – trucks and gators, before using them
- Report safety issues
- Do not use cell phone while operating any MP II vehicle
- Watch your speed

Pressure Washer:

- Follow all safety guidelines including using safety cones, men at work signs, wear a safety vest
- Check hoses and equipment before using
- Do not overfill tank
- Chemical use/discussion

Safety:

- Fire Extinguishers – where are they? Lobby, Rooms 1 & 2, Fitness Center, Maintenance Building, Vehicles, Sheila's Office, and Kitchen
- Facility safety, including FC, Playground, Courts, Pool, Splash Pad – walk the grounds several times
- Lightning Alerts /procedures
- Workplace accidents
- Report all accidents/incidents, fill out form
- Heat exhaustion/safety
- Be mindful to keep hydrated
- Storm drain safety
- Pond safety – work in pairs
- 3 Panic Buttons – where are they? Reception desk, Office and Fitness Center for medical emergencies

Staff:

- Limit cell phone use
- Check and sign schedules
- Submit time off requests in a timely manner
- If you work more than 6 hours you must take a 30-minute lunch
- Appearance is important, you represent the district
- Customer Service is key

Tab 23

Volume 7
Issue 4
April 1, 2022

THE MONTHLY
NEWSLETTER FOR
RESIDENTS OF THE
MPII CDD

MPII NEWS

Meadow Pointe II Clubhouse

30051 County Line Rd
Wesley Chapel, FL
33543
813-991-5016

clubhouse@mpiicdd.org
www.meadowpointe2cdd.org
[Facebook.com/MPIICDD](https://www.facebook.com/MPIICDD)

Operations Manager

Sheila Diaz

Office Hours

Daily 8am—8:45pm

Fitness Center

M-F 7am—8:45pm

S/S 8am—8:45pm

Pool

Daily* 9am—30 minutes
before dusk

*(Wednesdays the pool
opens at 12 noon)

Playground

Daily 9am—30 minutes
before dusk

Courts

Daily 8am—8:45pm



this issue

CDD Projects Update **P.2**

Alligator Mating Season **P.3**

RC Corner **P.6**

MPII Community Garage Sale **P.7**



Two year old Eli, one of MPII's youngest residents, spots some birds in the distance during a walk along one of MPII's ponds. Spring is here, time for us all to enjoy our community's beautiful environment.

Photo courtesy of resident Crystal Lazar.

CDD Projects Update

While some residents keep up with the activity and hard work of our CDD Board of Supervisors by attending the meetings (either in person or virtually), or by reading posted minutes from the [website](#), it can still be challenging to be aware of all that happens with the Board on behalf of our wonderful community. To help keep everyone in MPII on the same page, the *MPII News* has contacted the Board to get a synopsis of where a variety of projects are in their development stages.

The lap pool is in the design stage. There is a design that is being evaluated by a pool engineer to compare the design with the space available to assess the viability of the design. Ground sampling has already occurred and MPII has received a passing grade to proceed with pool installation. The Board is considering heat and/or salt systems for the new lap pool (as well as the existing pool!). A lot goes into all these decisions, especially due to pricing and cost uncertainties due to COVID, supply chain issues, and now the Russian invasion of the Ukraine. Hopefully things will come together despite all the hurdles!

The new building project is also in the works. A basic design has been forwarded to our management company and we will be hiring an architect and building designer in the near future. The Board has agreed on a basic blueprint for the new building and utilities for the new building are being researched as well.

The Board also hopes to be able to add a generator that would enable power to function at the Clubhouse in outage emergencies. This project is in a bit of a holding pattern until the lap pool and new building are much further along. We need to have an accurate assessment of what the Clubhouse buildings (old and new) power usage will be before a proper generator plan can be made.

Also, we already have a contract with a company to resurface the pool, but as of now due to the contractor's schedule, we are not slated to begin until next February. We hope to expedite this, but we may have to wait some time for that work to actually begin. On a related note, we are also going to be resurfacing the sports courts soon. If all goes well, that project hopes to begin in May of this year.

CDD Projects Update is continued on page 4...

Jamie Childers
Chairperson
jchilders@mpiicdd.org

John Picarelli
Vice Chairperson
johnpicarelli@mpiicdd.org

Nicole Darner
Secretary
nicoledarner@mpiicdd.org

Dana Sanchez
Secretary
danasanchez@mpiicdd.org

Rob Signoretti
Secretary
robertsignoretti@mpiicdd.org

The CDD Board of Supervisors holds public meetings twice each month. These are held on the 1st and 3rd Wednesdays at 6:30 pm in the Clubhouse.

All MPII residents are welcomed and encouraged to attend. This is your CDD and attending meetings is the best way to stay informed and share your input.

Alligator Mating Season

Alligator mating season in Florida begins in April, as gators begin “courting” potential mates. The mating itself typically occurs in May and June, with nesting beginning in June and egg hatching occurring in late summer or early fall. While this is particularly relevant to biologists and zoologists, it would seem to be completely unimportant to most of us.

Perhaps surprisingly, this is not true. With over 100 ponds in Meadow Pointe II and lots of conservation areas, numerous alligators share land with MPII residents. So, alligator mating season means that we may well see our local alligators more often. They will be more mobile than normal, and they will stray out of the ponds and conservation area more frequently over the next few weeks.

So, this seems to be a good time to remind everyone that we do in fact, *share*, this land with the alligators, and quite a lot of other wildlife. If

you see an alligator out where you usually don’t, be aware that although they were removed from the endangered species list in 1987, there are still numerous regulations in place to protect alligators.

Alligators, despite being considered an apex predator, do not naturally attack people. They don’t associate people with food, and they don’t consider humans to be potential food. However, alligators can learn, and quickly. If an alligator is fed, that alligator *will* associate people with food. It will then be far more likely to approach people, potentially attacking them – especially smaller people, like children. Florida Statute 372.667 even makes it a misdemeanor criminal offense to feed alligators (it’s also illegal to feed black bears, raccoons, foxes, or sand hill cranes).

Alligator Mating Season is continued on page 4...

Monthly MPII Trivia

As a new feature of the MPII News, we’ll offer up a trivia question each month! Sometimes about MPII, sometimes not. This month’s question is about MPII: Which village in Meadow Pointe II has the most homes?

Answer on page 6

MPII Management
Company

Inframark
Bob Nanni

bob.nanni@inframark.com
813-991-1116

CDD fee/Bond
Questions

Inframark
Accounting
Department
954-603-0033

The MPII
Clubhouse offers
MPII residents
Notary Services at
no cost.

We have two staff
members certified
to perform Notary
services. Please
call ahead for
availability.

CDD Projects Update

Continued from page 2

Landscape renovations for all villages were recently completed, in time for Florida's early spring weather. Lastly, as of this writing, we are trying to lock down a contractor to undertake sidewalk repairs. Hopefully by the time you read this, a contractor will be signed on and our hope is

that sidewalk repair work will begin before the end of April.

The bad news is that many of these projects can and will result in temporary closures of various amenities while work gets accomplished. Information on those closures will be posted at the Clubhouse, and we will try to notify residents via this

newsletter and our Facebook page, so keep your eyes peeled. But the good news is that the future of MPII is very bright, as our existing amenities continue to improve, and new amenities are added. The Board is working hard to ensure that MPII continues to be a great community to live in for all our residents.

Alligator Mating Season

Continued from page 3

If an alligator does appear to be a threat, there is action that can be taken. To be considered a threat, an alligator must be at least 4' long, and exhibit behavior that threatens people or pets. This would be an attack or charge at a person or pet or encroaching significantly onto homeowner's property. If this occurs, the resident should contact the Alligator Hotline at **1-866-392-4286**. This is a toll-free line set up by the Florida Fish and Wildlife Conservation Commission. They will come



and capture the alligator. However, FWCC will NOT relocate the alligator, they will put it down. So, we ask all residents to *only* contact the hotline if the animal is a *threat*. Hopefully having everyone on the same page and armed with some knowledge will avoid fear and confusion. If we are smart and never feed them, we

should be able to peaceably coexist with alligators, even during their mating season, and still have a beautiful and safe community.

<https://myfwc.com/wildlifehabitats/wildlife/alligator/facts/>

<https://www.wtsp.com/article/life/animals/its-alligator-mating-season-heres-what-you-need-to-know/67-95e87efc-4614-4096-a922-96a98ff5b232>

<https://myfwc.com/wildlifehabitats/wildlife/alligator/snap/>

April Holidays



2nd – **Ramadan.** Today is the first day of Ramadan, a month of fasting daily from dawn to sunset to commemorate the first revelation of the Quran to Muhammad. This is one of the Five Pillars of Islam, and the holy month will end on May 2nd. To all those who celebrate: Have a peaceful and happy Ramadan – Ramadan Mubarak!



10th – **Palm Sunday.** Palm Sunday is a Christian holiday commemorating Jesus' entry into Jerusalem. For those that celebrate: Happy Palm Sunday!



15th – **Good Friday.** Good Friday is the day Christians commemorate Jesus' crucifixion. For those that honor this holiday: Have a blessed day.

15th – **Passover.** Passover, the

Jewish celebration of their ancestors' liberation from slavery, begins at sundown on the 15th and lasts until sundown on April 23rd. Shalom, Happy Passover!



17th – **Easter.** Easter is the Christian celebration of the resurrection of Jesus. It has also become a cultural holiday celebrated by both Christians and non-Christians. To all those that celebrate: Happy Easter!



18th – **Tax Day.** Traditionally tax day is April 15th, but was extended by a few days this year since the 15th falls on Good Friday and Passover. So, Monday the 18th is the deadline to file your Federal Income Tax Returns. If you haven't gotten them done and to the post office by today, you better file an extension!



22nd – **Earth Day.** Begun in 1970, Earth Day is now celebrated in at least 192

countries. Most Earth Day events are coordinated by Earth Day Network (www.earthday.org) and there are numerous ways for anyone to get involved and help preserve our planet for the generations to come. Happy Earth Day!



29th – **Arbor Day.** Arbor Day was created in Spain, but back in 1872, the first American Arbor Day celebration occurred. An estimated one million trees were planted in Nebraska on the commemoration of this holiday. Find out what you can do at www.arborday.org. Happy Arbor Day!



29th – **Laylat al-Qadr.** Laylat al-Qadr, or the Night of Power, is part of the end of Ramadan. It is the celebration of the first verses of the Quran being revealed to Muhammad. For all those that celebrate, have a happy and blessed Laylat al-Qadr!



Residents' Council Corner

After a two-year COVID hiatus, the Residents' Council's phenomenal event – Spring Fling – is right around the corner! The 2022 return of the Spring Fling will be on Saturday, May 7th. The RC Spring Fling is always a very popular event that unofficially kicks off summer and the MPII pool's busy season. The weather will surely be great, and this event takes place at the Clubhouse, the pool deck, and other amenity areas.

The Spring Fling is always a great way to reconnect with the MPII amenities, your neighbors, and more all while

having fun with the whole family. Mark your calendars as the RC has set the date! Saturday, May 7th, from 10am – 2pm will be the place to be for kicking off the summer with your neighbors! There will be a water park with \$5 wristbands for all day access. There will be games including cornhole, jenga, and more. There will be sno-cones, sack races, great raffle prizes, and more! RC volunteers will be cooking burgers and dogs for ridiculously low prices (cheeseburger combo with chips and drink for only \$4)! Bring a little cash, some

sunscreen, and your whole family and come out on May 7th!

Joining the MPII Residents' Council is also a great way to meet neighbors and help improve your community at the same time! It's a minimal commitment with only one meeting a month and working a few events each year, but it has a profound impact on so many MPII residents and families. If you're interested in supporting the RC by becoming a volunteer, they meet each month on the second Wednesday of the month at 6:30 pm in the Clubhouse. You can also reach out to Diana Cline at eang211@verizon.net.

Wiregrass Ranch HS PTSA

The WRHS PTSA Nomination Committee is now accepting nominations for the PTSA Executive Board for the 2022-2023 school year until May 9th. Please consider supporting the students, families, and faculty of Wiregrass Ranch High School with your time and talent.

Meetings are in the evening once a month and typically run for 1.5 hours. Parents, guardians, students, and community members are welcome to fill out the intent questionnaire (link below).

<https://forms.gle/J5Es9J5oUm3neGYo8>

Trivia Answer (from page 3): The village of Wrencrest. Wrencrest, obviously not counting homes in Iverson (they're connected) or MPIII, has 252 homes!

MPII Community Garage Sale

Don't forget the semi-annual Garage Sale – it is *fast* approaching! On Saturday, April 23rd from 8am – 2pm all gates at gated villages will be open. It's the perfect time to clear out the clutter and make a little cash at the same time. Hopefully you utilized the tips we provided last month and are ready to go. If not, there is still a little time left to gather and organize all your sellable

possessions. Don't forget to keep small bills and change on hand. This event



generates a lot of traffic through the neighborhoods so be set up and ready by 8am to take full advantage.

Also, if you have unsold items or would just prefer to donate rather than sell – a Goodwill

Truck will be on site at the Clubhouse parking lot. Also, for the first time ever, a Habitat for Humanity truck will also be on hand for donations (10am – noon)!

The next community garage sale won't be until the fall, so don't let this opportunity pass you by. Happy selling!

MPII Clubs



BROWNIE/DAISY/GIRL SCOUT TROOPS Several troops meet at MPII. Contact your local troop for meeting dates and times.

SALSA WORKSHOP meets on Thursdays from 12 –4 pm. All ages and skill levels welcome.

Contact Roberto Plumey at 813-991-2217 (foxyman4404@yahoo.com) for more info and to RSVP.



TENNIS LESSONS MJS Tennis offers lessons for ages 3—adult. Call 813-492-9591 for more info.



YARN CLUB meets every Thursday night from 5:30 – 7:30 pm. Open to all adults who knit or crochet – all skill levels welcome.





MPII NEWS

Meadow Pointe II CDD
30051 County Line Road
Wesley Chapel, FL 33543
813-991-5016
www.facebook.com/MPIICDD
newsletter@mpicdd.org

MPII NEWS
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April 1, 2022

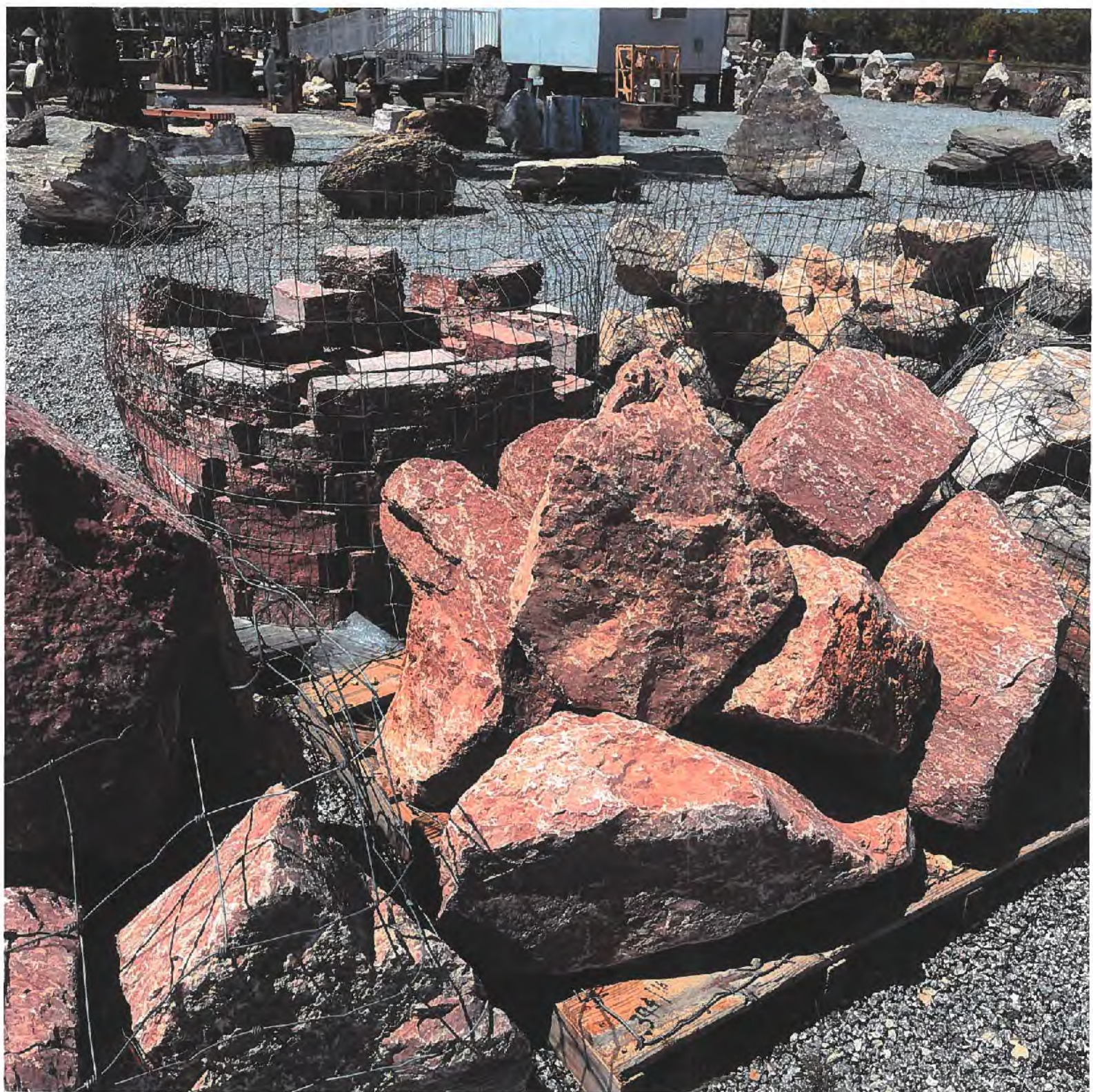


MPII News needs your photos!

If you have taken a photo within MPII that you think would make a nice cover shot on a future issue, please email it to newsletter@mpicdd.org. Submitting a photo gives us permission to use it in the newsletter. If there are people in the photo, please ensure that we have their permission to publish their photo.

MPII News is now printed and mailed every month! Residents of Anand Vihar can pick up copies at their mailroom or the MPII Clubhouse. This ensures that all residents, even those with limited or no computer access, can stay informed as part of our community. We will also continue to email the PDF version to all that signed up for the email list. If you'd like a PDF copy as well, email your preferred email address to newsletter@mpicdd.org and request to be added. Receiving it digitally enables all links to work and enables you to read or reference *MPII News* anywhere via computer, tablet, or smartphone.

Tab 24







WAUSAU TILE

Security Bollard: Round, 14 in Outside Dia., 14 in Overall Lg, 14 in Overall Wd, Sand

Item #39UP38Mfr. Model #TF6000W22

UNSPSC #46151505Catalog Page #N/A

Country of Origin USA. Country of Origin is subject to change.

Web Price
\$310.83 / each

This item requires special shipping, additional charges may apply.

Qty1

Add to Cart

☒ Ship

☐ Pickup

Expected to arrive **Thu. Mar 17.**
Ship to 33539 | [Change](#)

Shipping Weight 250 lbs
[Ship Availability Terms](#)

[Add to List](#)

Technical Specs

Item	Security Bollard	Color	Sand
Shape	Round	Wall Thickness	2.0 in
Outside Dia.	14 in	Material	Concrete
Overall Length	14 in	Finish	Weather Stone
Overall Width	14 in	Net Weight	250 lb
Overall Height	19 in		

Products Based on Your Search



PETERSEN MFG.

Security Bollard: Spherical, 30 in Outside Dia., 30 in Overall Ht, Gray

Web Price

\$906.19 / each



PETERSEN MFG.

Security Bollard: Spherical, 24 in Outside Dia., 24 in Overall Ht, Gray

Web Price

\$660.98 / each



PETERSEN MFG.

Security Bollard: Spherical, 48 in Outside Dia., 51 in Overall Ht, Gray

Web Price

\$2,598.96 / each

Related Categories

Decorati
Security

Access
Barriers

Security

 Chat with an Agent

[Product Categories](#) / [Security](#) / [Access Barriers and Crowd Control](#) / [Decorative Security Barriers and Bollards](#) / [Security Bollard: Spherical, 12 in Outside Dia....](#)



PETERSEN MFG.

Security Bollard: Spherical, 12 in Outside Dia., 12 in Overall Ht, Gray

Item #31EX17

UNSPSC #46151505

Mfr. Model #BB12

Catalog Page #N/A

Country of Origin USA. Country of Origin is subject to change.

Made of steel-reinforced precast concrete. Provides enhanced security.

Web Price

\$324.10 / each

This item requires special shipping, additional charges may apply.

Qty

1

Add to Cart



Ship



Pickup


WAUSAU TILE
Security Planter: Round, 24 in Outside Dia., 24 in Overall Lg, 17 in Overall Ht, Gray

Item #3YMC5
UNSPSC #24101809

Mfr. Model #TF4075B1
Catalog Page #N/A

Country of Origin USA. Country of Origin is subject to change.

Web Price

\$361.47 / each

This item requires special shipping, additional charges may apply.

Qty
1

Add to Cart

☒ **Ship** ☐ **Pickup**

! Ships from supplier.
Expected to arrive by end of Apr, 2022.

Ship to 33539 | [Change](#)

Shipping Weight 305 lbs

[Ship Availability Terms](#)

[Add to List](#)

Technical Specs

Item	Security Planter	Inside Dia.	17 in
Shape	Round	Wall Thickness	3.5 in
Outside Dia.	24 in	Material	Concrete
Overall Length	24 in	Finish	Weather Stone
Overall Height	17 in	Net Weight	305 lb
Color	Gray		

Documentation



[Wausau TF4075 24 DIA Technical Drawing](#)

Tab 25

RE: Meadow Pointe II 03.02.22 agenda package**Kevin Aust** <K.Aust@gaiconsultants.com>

Wed 3/23/2022 10:54 AM

To: Sheila Diaz <sheila.diaz@mpiicdd.org>

Cc: Jamie Childers <jchilders@mpiicdd.org>

Hi Sheila, thanks for following up.

I'm still in the process of convening the team. The MEP engineer we had planned for the project is not available to provide the services we need at this point, so I'm working with my architect to get another subconsultant on board. That ties into the request for what the additional fee would be to widen the pool to 6 lanes and upsize the building as well. I'll keep you posted, but this should be wrapped up in the next couple weeks, allowing us to get started for real.

Thank you,

**Kevin Aust, PLA, LEED AP**

D 321.319.3042

A GAI Consultants, Inc. Service Group

From: Sheila Diaz <sheila.diaz@mpiicdd.org>
Sent: Wednesday, March 23, 2022 7:29 AM
To: Kevin Aust <K.Aust@gaiconsultants.com>
Cc: Jamie Childers <jchilders@mpiicdd.org>
Subject: Re: Meadow Pointe II 03.02.22 agenda package

EXERCISE CAUTION: This is an External Email Message!****Think before clicking on links, opening attachments, or responding****Get [Outlook for iOS](#)

From: Sheila Diaz <sheila.diaz@mpiicdd.org>
Sent: Wednesday, March 16, 2022 7:58 PM
To: Kevin Aust <K.Aust@gaiconsultants.com>
Subject: Re: Meadow Pointe II 03.02.22 agenda package

Kevin

Pls let me know when you plan to visit the clubhouse with your team to view the area for the lap pool. Board is asking

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From: Sheila Diaz <sheila.diaz@mpiicdd.org>
Sent: Wednesday, March 2, 2022 3:47:47 PM